

BOARD OF ZONING APPEALS

CITY OF MILWAUKEE

REGULAR MEETING – October 4, 2001
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1 - 79*)

Members: Henry P. Szymanski (*voting on items 1 - 79*)
Scott R. Winkler (*voting on items 1 - 55*)
Catherine M. Doyle (*voting on items 1 - 79*)
Roy B. Nabors (*voting on items 2 - 79*)

Alt. Board Members: Donald Jackson (*voting on items 1, 56 - 79*)

START TIME: 2:10 p.m.

End Time: 7:20 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	21824 Special Use	Hearst corporation, WISN Division Rick Henry, Vice Pres. Request to construct a 115' addition to the existing 1106' transmitter tower.	5201 N. Milwaukee River Pk. 1st Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Catherine Doyle.	
	Vote:	5 Ayes – Doyle, Winkler, Szymanski, Jackson, Zetley 0 Nays, 0 Abstained.	
2	23656 Dimensional Variance	New Creation MBC Rev. Clayton Duckworth Sr.; Property Owner Request to occupy the premises as a church.	1900-02 N. 18th St. 17th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C.Z. Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	23542 Dimensional Variance	V.E. Carter Development Group, Inc. Lorraine P. Carter; Lessee Request to occupy the premises as a Group Home for a maximum of 8 children. Action: Dismissed Motion: Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	2326 W. Mc Kinley Av. 17th Dist.
4	23626 Special Use	Charles Washington Lessee Request to occupy the premises as a car wash. Action: Adjourned Motion: Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	4900 N. Hopkins St. 1st Dist.
5	23143 Special Use	M-7 Group Ed Bolton; Lessee Request to construct a community center on the premises with a gift shop and restaurant. Action: Dismissed Motion: Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	4700 N. Green Bay Av. 1st Dist.
6	23231 Special Use	United Apostolic Church of God David L. Evans, Sr.; Prospective Buyer Request to occupy the premises as a day care center for 124 children, ages infant to 12 yrs., open 24 hrs. Action: Dismissed Motion: Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	5030 W. Hampton Av. A/K/A 5020 W. Hampton Ave. 1st Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	23447 Special Use	Joel J. Kinlow Property Owner Request to occupy the premises as a temporary shelter care facility for twenty children.	5185 N. 35th St. A/K/A 3501 W. Villard 1st Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
8	23543 Dimensional Variance	V.E. Carter Development Group, Inc. Lorraine P. Carter; Lessee Request to occupy the premises as a Group Home for a maximum of 8 children.	2712-14 W. Mc Kinley Bl. 4th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
9	23544 Dimensional Variance	V.E. Carter Development Group, Inc. Lorraine P. Carter; Lessee Request to occupy the premises as a Group Home for a maximum of 8 children.	2915 W. Mc Kinley Bl. 4th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
10	23545 Dimensional Variance	V.E. Carter Development Group, Inc. Lorraine P. Carter, CEO; Lessee Request to occupy the premises as a group home for a maximum of 8 children.	2718-20 W. Mc Kinley Bl. 4th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	23496 Special Use	Lawrence Brothers Auto Sales and Detailing Phillip Lawrence; Lessee Request to continue occupying the premises as a used motor vehicle sales facility with the addition of auto detailing.	5301 W. Lisbon Av. 7th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
13	23795 Special Use	Uncle Sonny's Express Buffet and Pizzeria Novella Webb; Lessee Request to occupy the premises as a type 'b' restaurant.	4100 W. Burleigh St. A/K/A 4100-02 W. Burleigh St. 7th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
14	23498 Special Use	Marko Car Property Owner Request to occupy the premises as a rooming house.	1917 S. 15th St. 12th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
15	23481 Special Use	Allen Barian, Lessee Request to erect a two-sided drive through coffee kiosk on the southeast corner of the premises.	5804 W. Bluemound Rd. 16th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing date.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15a	23716 Use Variance/ Special Use	Pro Comp Auto Body, Inc. Leonard Tomich and Mark Amrozewicz; Property Owner	3045 S. Kinnickinnic Av. A/K/A 3043 S. Kinnickinnic Ave. 14th Dist.
		Request to continue occupying the premises as a motor vehicle body bumping, sales, and repair facility.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other debris.</p> <p>5. That no work or storage of material occurs within the public right of way.</p> <p>6. That all previous conditions of the Board regarding this property are maintained.</p> <p>7. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	23793 Special Use	Mc Donald's Deborah N. Moore; Other Request to continue occupying the premises as a type 'b' restaurant with a drive through facility.	920 W. North Av. 17th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That all previous conditions of case No. 19182 are complied with.</p> <p>5. That the applicant take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</p> <p>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	
17	23796 Special Use	McDonald's Corp. Deborah Moore; Lessee Request to continue occupying the premises as a type 'b' restaurant with a drive through.	1707 N. 20th St. 17th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned from the consent agenda at the request of an interested party and will be rescheduled for the next available public hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	23808 Special Use	YMCA of Metro Milwaukee, Inc. Property Owner Request to continue occupying the premises as a day care center for 32 children, ages 5 -12 yrs., from 2:30 p.m. to 6:00 p.m.	2200 N. 12th St. A/K/A 2212 N. 12th St. 17th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
19	23774 Dim. Variance/ Special Use	James Cape and Sons Co. Randy Madsen; Lessee Request to occupy the rear of the premises as a crushing and recycling facility for a temporary period of 9 months.	4250 N. 35th St. A/K/A 3470 W. Hopkins St. 1st Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned from the consent agenda at the request of an interested party and will be rescheduled for the next available public hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	23784 Special Use	Allen Chapel Childcare Development Center Lamonte Blades; Property Owner Request to continue occupying the premises as a church and day care center and expand the capacity of the day care to 75 children.	4260 N. Teutonia Av. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of case No. 20184 are complied with. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	23775 Special Use	God Chosen Childcare Center Angela Phipps	7418 W. Hampton Av. 2nd Dist.
		Request to occupy the premises as a day care center for 30 children, ages 4 wks. - 12 yrs., from 6 a.m. to 12 a.m.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a loading zone is obtained in front of the building. 5. That the storefront windows remain as clear glass and are restored and maintained in an attractive manner. 6. That external wall signage is limited to the sign band above the storefront windows. 7. That the outdoor play area is not utilized after 8:00 P.M. 8. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 9. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	23810 Special Use	Aurora Health Care c/o Hammes Company, Michael Scholl; Lessee Request to occupy the premises as a health clinic.	4016 N. 60th St. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant work with DPW staff in resolving the street vacation issues, particularly with regard to the intersection treatment at N. 60th Street and west Capitol Parkway.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	23786 Use Variance	Circle A Cafe Warwick Seay; Property Owner	932 E. Chambers St. 3rd Dist.
		Request to occupy the premises as a tavern.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	23523 Special Use	National Caretex, Inc.; Lessee Request to occupy the premises as a day care center for 59 children, ages 6 wks - 12 yrs., 24 hrs. per day.	827 N. 34th St. 4th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares.</p> <p>5. That the outdoor play area is not utilized after 8:00 P.M.</p> <p>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	
24	23780 Special Use	Grand Avenue Club, Inc. Rachel Forman, Exec. Dir.; Prospective Buyer Request to occupy the premises as a community center.	210 E. Michigan St. 4th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	23801 Special Use	Wispark, LLC; Property Owner Request to continue occupying the premises as a commercial surface parking lot.	746-52 N. Old World Third St. . 4th Dist.
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That all the conditions of case No. 16579 are complied with.</p> <p>5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</p>	
27	23805 Special Use	Immanuel Christian Academy Rev. Robert White; Lessee Request to occupy the 2nd floor of the premises as a school for a maximum of 70 students, K-4 to 2nd grade.	823 N. 12th St. A/K/A 1200 W. Wells St. 4th Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	This item has been adjourned from the consent agenda by the Board and will be rescheduled for the next available public hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	23777 Use Variance	S.V. Penix, Property Owner Request to park two commercial vehicles as a principle use on the premises.	2453-55 N. 34th St. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	
29	23782 Dimensional Variance	Allen Ebenezer CME Church Velma Jones; Property Owner Request to construct a church on the premises without the required number of parking stalls.	2665 N. 19th St. A/K/A 2669-77 N. 19th St. 7th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	23788 Use Variance	Prosperous Living Wellness Center Audrea L. Dudley; Property Owner Request to occupy the premises as a personal services facility (wellness center).	3628 W. Wright St. A/K/A 2504 N. 37th St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage not exceed 17.5 sq. ft. 5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	
31	23700 Special Use	Magic Me Child Development Center Deborah Sykes; Lessee Request to occupy the premises as a day care for 100 children, ages 6 wks. - 12 yrs., open 24 hours 7 days a week.	5520 W. Burleigh St. 7th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned from the consent agenda at the request of an interested party and will be rescheduled for the next available public hearing.	

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32	23817 Special Use	<p>Wilde Equipment Walter Wilde; Prospective Buyer</p> <p>Request to occupy the premises as a motor vehicle sales facility (hearses and limousines).</p>	<p>4100 W. Orchard St. A/K/A 4104-06 W. Orchard St. 8th Dist.</p>
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That signage is limited to a maximum of 50 square feet.</p> <p>5. That no disabled or unlicensed vehicles or parts are stored outside.</p> <p>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	23763 Special Use	Karen M. Nimmer-Drobac Property Owner	5477 N. Hopkins St. 9th Dist.
		Request to continue occupying the premises as a rooming house for 34 men.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner obtains an occupancy permit and complies with current State commercial code for rooming houses.</p> <p>5. That all previous conditions regarding case No. 19768 are complied with.</p> <p>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	23816 Special Use	Shirley R. Howard Shirley's Child Development Center; Property Owner Request to occupy the premises as a day care center for approximately 50 children, ages infant to 13 yrs., 5:30 AM to 9:00 PM, Monday through Friday.	3821 W. Florist Av. A/K/A 3821-29 W. Florist Ave. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That a loading zone is obtained in front of the building. 6. That the unused driveway on W. Florist Ave. is closed with curb and gutter. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	23356 Special Use/ Dim. Var.	Family House, Inc.; Property Owner Request to construct an addition on the premises and occupy the facility as a Community Based Residential Facility for more than 15 clients.	3283-95 N. 11th St. 10th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use and these Variances are granted for a period of time commencing with the date hereof and expiring on August 6, 2011. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	23762 Special Use	Carrie's Day Care and Learning Center Carrie Palmer; Prospective Buyer	3343 N. 35th St. 10th Dist.
		Request to occupy the premises as a day care center for 50 children, ages infant to 12 years, 24 hours per day, 7 days per week.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares.</p> <p>5. That a loading zone is obtained in front of the building.</p> <p>6. That employees park in the lot across the street from the site.</p> <p>7. That the storefront windows are restored to clear glass and are maintained in an attractive manner.</p> <p>8. That signage is limited to a maximum of 50 square feet.</p> <p>9. That the outdoor play area is not utilized after 8:00 P.M.</p> <p>10. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards.</p> <p>11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	23781 Special Use	Twenty-First Century Auto Repair Robert W. and Sharon Haapakoski; Property Owner Request to continue occupying the premises as a motor vehicle repair facility with a new 2430 sq. ft. addition.	5300 W. Forest Home Av. 11th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned from the consent agenda at the request of an interested party and will be rescheduled for the next available public hearing.	
38	23807 Dimensional Variance	Thomas Bucek; Property Owner Request to construct a garage.	4178 S. 56th St. 11th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	23764 Dim. Variance/ Special Use	Karen M. Nimmer-Drobac Property Owner Request to continue occupying the premises as a rooming house for 52 men.	1515 W. National Av. A/K/A 1513-17 W. National Ave. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use and these Variances are granted for a period of ten (10) years, commencing with the date hereof.	
40	23789 Special Use	Site Temporaries David Aragon, Pres.; Prospective Buyer Request to occupy the premises as a temporary staffing office.	809 W. National Av. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That restroom access is provided for all clients and customers. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	23792 Use Variance	Eric Schimmels; Property Owner Request to construct a garage in the front yard of the premises.	1527 S. 14th St. 12th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
42	23787 Special Use	Willows Car Wash, Inc. d/b/a Scrub-A-Dub Corp. Gene A. Schmitz; Property Owner Request to continue occupying the premises as a car wash and motor vehicle repair facility (oil change center) with the addition of one bay system (3 total).	4240 S. 27th St. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	23815 Dimensional Variance	Gary Pellegino Sr.; Property Owner Request to construct a 22 x 24 sq. ft. garage on the premises.	2558 S. Burrell St. 14th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	
44	23724 Special Use	B.M.G. Investments d/b/a Brillo Home Improvements, Inc.; Prospective Buyer Request to occupy the premises as a contractor's shop and yard.	5315 N. Lovers Lane Rd. 15th Dist.
	Action:	Adjourned	
	Motion:	This item has been adjourned from the consent agenda at the request of an interested party and will be rescheduled for the next available public hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	23800 Special Use	Lannon Auto Service, LLC Scott Flick; Prospective Buyer	9520 N. 107th St. 15th Dist.
		Request to occupy the premises as a motor vehicle repair facility.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. There is no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris. 5. That landscaping and screening is installed to meet the intent of s.295-75. 6. That the pylon sign is limited to a maximum height of 15 feet and a maximum sign area of 50 square feet. 7. That no disabled or unlicensed vehicles or parts are stored outside. 8. That all repair work is conducted inside of the building. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	23827 Special Use	National Energy Properties LLC Prospective Buyer Request to modify the approved type 'B' restaurant with drive-through. Action: Granted Motion: Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a revised landscape and screening plan is submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That all previous conditions of case No. 23687 are complied with. 6. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 7. That this Special Use is granted for a period of time commencing with the date hereof and expiring on August 22, 2011. 	11325 W. Silver Spring Dr. 15th Dist.
47	23799 Special Use	City Depot, Inc. Ahmad Ahmad; Prospective Buyer Request to construct and occupy the premises for wholesale distribution and warehousing. Action: Adjourned Motion: Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	2520-34 W. Lisbon Av. 17th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	23633 Special Use	Michael L. Jankowski d/b/a Auto Bargains; Lessee	6502 W. Fond du Lac Av. 2nd Dist.
		Request to occupy the premises as a motor vehicle sales and detailing facility.	
	Action:	Granted 4 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the parking lot is resurfaced. 5. That there is no outdoor storage, including auto parts, nuisance vehicles or other debris. 6. That no work or storage of materials occurs within the public right of way. 7. That landscaping and screening plans are submitted which meet the intent of s.295-75.2. 8. That site illumination is controlled to prevent glare onto adjacent streets and residences. 9. That signage is limited to the existing sign frames. 10. That no disabled or unlicensed vehicles or parts are stored outside. 11. That all repair work is conducted inside of the building. 12. That any unused driveways are closed and restored with curb and gutter. 13. That this Special Use is granted for a period of four (4) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	23677 Dimensional Variance	Lazarus Manor Denise Spears; Property Owner Request to occupy a portion of the premises as a group home for 8 children.	4750 N. 52nd St. A/K/A 4748-50 N. 52nd St. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of five (5) years, commencing with the date hereof.	
50	23692 Dimensional Variance	Craig Montessori School Property Owner Request to construct a 21.0 sq. ft. ground sign on the premises.	7667 W. Congress St. 2nd Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	23726 Dimensional Variance	John Lofgren and Sarah Erdmann Property Owner Request to construct a garage on the premises.	2734 N. Stowell Av. 3rd Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	
52	23820 Special Use	New Arcade, LLC a/k/a Grand Avenue; Lessee Request to construct a ground sign.	275 W. Wisconsin Av. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	23739 Special Use	Ms. Faith's Day Care Faith McNeal; Lessee Request to occupy the premises as a day care center for 18 children, ages 6 wks - 10 yrs., from 6:00 a.m. to 11:30 p.m.	8593-95 W. Appleton Av. 5th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a loading zone be obtained on West Stark Street. 5. That signage is limited to a maximum of 17&1/2 square feet. 6. That the outdoor play area is not utilized after 8:00 P.M. 7. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
54	23689 Dimensional Variance	Samuel Morse Middle School Property Owner Request to construct a 24 sq. ft. ground sign on the premises.	4601 N. 84th St. 5th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	23691 Dimensional Variance	Engleburg Elementary School Property Owner Request to construct a 17.5 sq. ft. ground sign on the premises.	5100 N. 91st St. 5th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
56	23650 Special Use	Captain Install, Inc. James Richey; Lessee Request to continue occupying the premises as a motor vehicle repair facility (installation of electronic equipment).	2231 N. Humboldt Av. A/K/A 2227-31 N. Humboldt Av. 6th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no parking or installation work on the public sidewalk in front of the building or in the driveway of the parking lot or in the parking lot. 5. That both garage doors leading to the alley remain closed at all times. 6. That all previous conditions of case No. 23177 are complied with. 7. That all testing occur inside the building. 8. That no alarm/stereo is tested or played while either garage door is open. 9. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	23736 Special Use	House of Prayer Shelter, Inc. Mary Jones; Prospective Buyer Request to occupy the 2nd and 3rd floors of the premises as a shelter facility for 30 women and children.	2455 W. North Av. A/K/A 2451-57 W. North Ave. 7th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. There is no outdoor storage or display of products or merchandise.</p> <p>5. There is no outdoor display of banners or other advertising except that which is approved and on the site plan.</p> <p>6. That the residential and office components of the proposed shelter are confined to the second and third floors of the premises; and that the first floor commercial units along West North Avenue are utilized for permitted commercial activities.</p> <p>7. That the storefront windows are restored to clear glass and are maintained in an attractive manner.</p> <p>8. That signs for any first floor commercial activities are limited to the sign band above the storefront windows.</p> <p>9. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
58	23791 Dimensional Variance	Andres Orozsc Jr., Property Owner Request to construct a 30' x 22' garage on the premises.	2858 S. 12th St. 8th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	23702 Special Use	Wisconsin Muffler Bob Kulinski and Dan Woda; Property Owner Request to continue occupying the premises as a motor vehicle repair facility and expand the existing use into an adjoining building.	3634 W. Lincoln Av. 8th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Craig Zetley.	
	Vote:	4 Ayes, 1 Nays, Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous BOZA conditions are maintained. 5. That applicant obtains an occupancy certificate and meet current commercial building codes for expansion. 6. That no work or storage of materials occurs within the public right of way. 7. That no vehicles are tested outside the building. 8. That all overhead doors remain closed when vehicles are not exiting and entering. 9. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 10. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
60	23709 Dimensional Variance	South Community Organization Joseph Korom; Property Owner Request to construct an addition combining the two buildings on the premises.	913 S. 23rd St. 8th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
61	23806 Special Use	Matt Talbot Recovery Center, Inc. Sam Marjanov, Exec. Director; Prospective Buyer Request to occupy the premises as a Community Based Residential Facility (CBRF) for 50 persons.	5151 W. Silver Spring Dr. A/K/A 5555 N. 51st Bl. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the facility will operate 24 hours a day and seven (7) days week, with clients on site unless being escorted to or from the doctor or job interview. 5. That none of the clients participating in the program will arrive or leave the premises without an escort. 6. That all recreational activity take place in the inner courtyard. 7. That signage on the premises be limited to a small directional sign on the building. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
62	23765 Special Use	Good Hands Day Care Doycellour Neal; Property Owner Request to occupy the premises as a day care center for 25 children, ages 6 weeks to 12 years, Monday-Friday, 6 AM to 6 AM (24 hours).	5316 N. 46th St. 9th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	3 Ayes - Jackson, Doyle, Szymanski 1 Nays - Nabors 1 C. Zetley Abstained.	
63	23690 Dimensional Variance	Carleton Elementary School Property Owner Request to construct a 17.5 sq. ft. ground sign on the premises.	4116 W. Silver Spring Dr. 9th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
64	23699 Dimensional Variance	Hawthorne Elementary School Property Owner Request to construct a 32 sq. ft. ground sign on the premises.	6945 N. 41st St. 9th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
65	23693 Dimensional Variance	Fifty Third Street School Property Owner Request to construct a 32 sq. ft. ground sign on the premises.	3618 N. 53rd St. 10th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	23666 Dimensional Variance	Marco Pivac, Trustee; Property Owner Request to pave the existing lot without the required 5 ft. landscaping buffer.	5832 W. Stack Dr. 11th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the petitioner build in accordance with plans submitted.</p> <p>4. That the parking lot is landscaped according to the landscape plan submitted by the petitioner and approved by the Department of City Development on 8/23/01.</p> <p>5. That this Variance is granted to run with the land.</p>	
67	23698 Dimensional Variance	Hamilton High School; Property Owner Request to construct a 24 sq. ft. sign on the premises.	6215 W. Warnimont Av. 11th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
68	23760 Special Use	Milwaukee Victory Church Inc. Lessee	2130 W. National Av. 12th Dist.
		Request to occupy the premises as a motor vehicle repair facility.	
	Action:	Granted 1 yr.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no repair activity outside the building. 5. That there is no outdoor storage of tires, auto parts, nuisance vehicles or other junk and debris. 6. That there is no parking of vehicles in the alley. 7. That the applicant must comply with all State commercial code requirements for auto repair. 8. That no work or storage of materials occurs within the public right of way. 9. That no body bumping occur on the premises. 10. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
69	23720 Special Use	<p>Moon Auto Repair Center Chand Mahmood; Lessee</p> <p>Request to occupy the north side of the premises for motor vehicle repair.</p>	<p>4320 S. 27th St. A/K/A 4300 S. 27th St. 13th Dist.</p>
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other debris. 5. That no modifications to the existing median island on W. Bolivar Ave. are approved. 6. That the driveway on W. Bolivar Ave. not be relocated to the east. 7. That no work or storage of material occurs within the public right of way. 8. That building signage be limited to a maximum of ninety (90) sq. ft., with the north, east, and west building elevation each having thirty (30) sq. ft. of signage. 9. That no disabled or unlicensed vehicles or parts are stored outside. 10. That all repair work is conducted inside of the building with the garage doors closed. 11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
70	23819 Boundary Line Extension	Kleczka Funeral Home Jerome & Mary Ann Kleczka; Property Owner Request to extend the Local Business district boundary line 60 feet to the west.	325 E. Burdick Av. A/K/A 3255-75 S. Howell Ave. 14th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
71	23803 Dimensional Variance	Lutheran Social Services of Wis. & Upper Michigan Patricia Matteo; Prospective Buyer Request to occupy the premises as a Group Home for 8 children.	5038-40 N. 107th St. 15th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
72	23737 Special Use Dismissed	Precious Hands Child Care Jennifer Williams; Lessee Request to occupy the premises as a day care center for 50 children, ages 6 wks. to 12 yrs., from 6 a.m. to 6 p.m.	8687 N. 107th St. 15th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
73	23742 Special Use	Taj Grocery Inc. Seema Varma; Lessee Request to occupy the premises as a grocery store.	5597 N. Lovers Lane Rd. A/K/A 5595 N. Lovers Lane Rd. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the wall sign is limited to a maximum of 50 square feet. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
74	23697 Dimensional Variance	Walker Middle School; Property Owner Request to construct a 32 sq. ft. ground sign on the premises.	1712 S. 32nd St. 16th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
75	23783 Dimensional Variance	U.S. Cellular Gary Duchesne; Lessee Request to construct a transmission tower 120 ft. in height on the premises.	10001 W. Blue Mound Rd. A/K/A 535 S. 100th St. 16th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
76	23794 Special Use	Wisconsin Electric Power Co. Christopher Little; Property Owner	7025 W. Main St. 16th Dist.
		Request to continue occupying a portion of the premises as an outdoor storage lot.	
	Action:	Granted 2 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That all previous conditions regarding this case No. 22477 are complied with.</p> <p>5 That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
77	23751 Special Use	Cassandra Holley Enterprises Inc. d/b/a Dreamland Child Care; Lessee	3109-19 W. Burnham St. 16th Dist.
		Request to occupy the premises as a day care center for 65 children, ages 6 weeks to 12 years, Monday through Friday, 6 AM to 6 PM.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That the parking lot is paved. 6. That the applicant inform all parents that they should not load or unload children within the bus stop area in front of the building. 7. That a loading zone is obtained in front of the building in the area outside the bus stop. 8. That the parking area in the rear of the building is paved. 9. That the storefront windows remain as clear glass and are maintained in an attractive manner. 10. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 11. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 12. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
78	23651 Special Use	Associated Counseling & Training Services, Inc. Clarence Johnson, President & CEO Lessee Request to occupy the premises as a social service facility (counseling, training and office space).	6815 W. Capitol Dr. 2nd Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	3 Ayes - Szymanski, Jackson, Nabors 1 Nays - Doyle 1 C. Zetley Abstained.	
79	23668 Special Use	Bulk Petroleum Darshan Dhaliwal; Property Owner Request to raze the existing pumping station a construct a new pumping station with a convenience store on the premises.	2306 W. Fond du Lac Av. 7th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	

Other Business:

The Board set the next meeting for November 8, 2001.

Board member Jackson moved to adjourn the meeting at 7:20 p.m. Seconded by Board member Nabors. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board